



## **NOTCH BUTTE**

### **COMMUNICATION SITE PLAN**



Prepared by the  
United States Bureau of Land Management  
Upper Snake River District  
Shoshone Field Office  
Shoshone Idaho  
September, 2002  
Revised February 2003

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## **NOTCH BUTTE COMMUNICATION SITE PLAN**

### **I. INTRODUCTION:**

Right-of-way demand for communication sites is increasing annually primarily due to advances in communication technology. **Notch Butte** is recognized as one of three major communication sites within the BLM Shoshone Field Office administrative boundaries. **Notch Butte** has many of the characteristics desired by carriers and other communication users including an elevation higher than the surrounding terrain and close proximity to a major highway.

This Communication Site Management Plan has been developed to document and evaluate the existing communication facilities at the Bureau of Land Management's (BLM) **NOTCH BUTTE** Communication Site. The plan also provides an outline for orderly future development of the site in accordance with the Shoshone Field Office's current land use planning document, the Monument Resource Management Plan (RMP). The site plan would be implemented upon signature of the Shoshone Field Manager.

Current BLM supplemental program guidance (SPG) for resource management planning specifies that every RMP shall contain determinations relevant to communication sites. The Monument RMP, approved in 1985, does not discuss in detail specific requirements necessary to properly manage communication sites. Therefore, in order to supplement the RMP, it is proper to prepare and implement a communication site management plan to address the specific issues and problems experienced on each communication site within the boundaries of the Monument RMP area.

Approved lessees or right-of-way holders, tenants, and customers located on **Notch Butte** are shown in the Users' Table, Appendix D. Additional tenants or customers may be accommodated within the confines of existing authorized communication facilities as long as such additions are in compliance with the terms and conditions of approved leases or right-of-way grants and with the supplemental direction contained in this site plan. Requests for new communication site facilities may be authorized at the discretion of the BLM Authorized Officer through the issuance of new Communications Use Leases, or in some cases, by the issuance of additional right-of-way grants.

## **A. Definitions**

The terms used in this Plan conform as much as possible to the definitions published in the November 13, 1995 Federal Register notice entitled “Rights-of-way, Rental Schedule for Communication Uses; Final Rule and Notices” and to definition clarifications provided in BLM’s Communication Site Right-of-way Handbook (H-2860-1).

The terms “lessee” or “holder” as used in this site plan refer to the legal relationship between the United States Bureau of Land Management and the possessor of a BLM authorization. Unless otherwise noted, the terms are considered synonymous. The terms “lease” or “right-of-way” refer to an authorization issued by the BLM. These terms are also used synonymously. The terms “customer” and “tenant” refer to the relationship between the lessee and other parties accommodated in the lessee’s facility.

The term “tenant” is defined as an occupant who rents space in a facility and operates communication equipment in the facility to resell the communication service to others for a profit.

The term “customer” is defined as a person who is paying the facility owner or tenant for communication services, and is not reselling communication services to others.

A “Ranally Metro Area” (RMA) represents Rand McNally’s definition of the developed areas around important cities. The areas include one or more central cities, satellite communities, and suburbs in most cases with a combined population of at least 50,000. There are 452 RMAs, 417 of which have populations of 50,000.

“Personal Communications Services” (PCS) is Federal Communication Commission (FCC) terminology describing two-way personal, digital wireless communications systems.

An “Internet Service Provider” (ISP) provides customers with connections to the Internet, either through ground wires or using wireless technology.

“Low Power Use” is defined as a transmitter operating at less than 1000 watts Effective Radiated Power (ERP).

## **B. Abbreviations**

### **1. BLM–Bureau of Land Management**

2. **FM–Facility Manager**
3. **ROW–Right-of-way**
4. **RMA–Ranally Metro Area**
5. **FLPMA–Federal Land Policy & Management Act of 1976 (P.L. 94-579)**
6. **PCS–Personal Communications Services**
7. **NEPA–the National Environmental Policy Act of 1969**
8. **SF-299–Standard Form 299 (Application Form)**
9. **ESMR–Enhanced Specialized Mobile Radio**
10. **ISP–Internet Service Provider**
11. **ERP–Effective Radiated Power**

#### **C. Relationship of the Notch Butte Site Plan to Communications Use Leases**

This site plan will be incorporated into all future new leases issued for this communication site. The plan will also be included in any renewed leases or right-of-way grants. **Provisions of the site plan are enforced through the right-of-way or lease authorization.** Each lessee is expected to incorporate mandatory BLM lease and site plan requirements into any subsequent agreements with the lessee's tenants and customers. The lessee is also responsible for enforcement of said requirements involving the lessee's tenants and customers.

#### **D. Site Location**

**Notch Butte** is a prominent lava feature rising out of the Snake River Plain. The communication site is made up of two peaks, a north peak and a south peak, from which the feature received its name. The site is located about four miles south of Shoshone Idaho in Lincoln County, about a half mile east of Highway 93. Elevation of the site is 4340'. Latitude and Longitude of the site is approximately 42 degrees 53 minutes North Latitude, 114 degrees 25 minutes West Longitude. The site is legally described as follows:

T. 6 S., R. 17 E., Boise Meridian  
Section 22, SE<sup>1</sup>/<sub>4</sub>;

**Notch Butte** is entirely in Federal ownership under administration of the Bureau of Land Management, Shoshone Field Office. Much of the surrounding land is public desert rangeland devoted to the grazing of livestock. Public recreational activities which take place on the public lands include hunting, hiking, and sightseeing.

#### **E. Population Served**

The general population of the area served by **Notch Butte** is less than 25,000, thus the

site does not qualify as a RMA. For annual rental purposes, Notch Butte falls within Fee Schedule Zone 9. Wireless coverage from **Notch Butte** extends to the communities of Shoshone, Dietrich, Eden, Hazelton, Richfield, Jerome, Wendell, Gooding, and Minidoka. The site also serves travelers traveling segments of highway corridors including Highways 93, 75, 24, and 26. Highways 93 and 75 are major arteries connecting the Twin Falls area with popular recreational lands to the north including Sun Valley and the Sawtooth National Recreation Area.

## F. Communication Site Background

The State of Idaho was first to establish a communication facility on **Notch Butte** under authorization of a public works easement dated September 21, 1962. This authorization was later converted to a right-of-way grant on April 2, 1980. The State's site is situated on **Notch Butte's** south peak. A BLM well and storage tank, developed to enhance the surrounding BLM grazing allotment, is located near the base of the south peak.

The north peak was first commercially developed in 1976. The first occupant was Buhl Cable TV Company. Since that time, a number of additional users have been added to the north peak of **Notch Butte**. As of the date of this report, a BLM fire lookout tower is located on the north peak; however, the lookout is scheduled for removal in the late fall of 2002.

A commercial power line right-of-way, Serial Number IDI-3165, was issued to Idaho Power Company on October 8, 1969. The purpose of the above-ground line was to provide reliable commercial power to the communication facilities developed on the butte. Commercial phone service was provided to users on the butte in May of 1986. The buried phone line, Serial Number IDI-20981, is currently owned by Qwest Corporation (formerly U.S. West).

Access to the communication site is provided by a one-mile long dirt/gravel road. The road connects **Notch Butte** with Highway 93. With the exception of severe winters with substantial snowfall, the site is accessible most of the year.

Current authorized users of **Notch Butte** and a brief history of each authorized right-of-way grant or Communications Use Lease follows:

### **IDI-010841: State of Idaho Bureau of Communications**

Type of Authorization: Right-of-way grant

Authorized Use: PMRS

Rental: Exempt

Site Size: 200' X 200'

Tower: Self-supporting, 80'

Access: Grant is silent

- 9/21/62: Original authorization issued (Public Works Easement)
- 4/01/80: Public Works Easement converted to FLPMA grant
- 10/13/00: Grant amended to include a new tower and appurtenances
- 3/31/2010: Grant expires

**IDI-10111: Summit Cablevision L.P.**

Type of Authorization: Communications Use Lease

Authorized Use: Facility Manager

Rental: Annually adjusted rent schedule

Site Size: 35' X 70'

Tower: Self-supporting, 53'

Access: Grant is silent

-2/9/76: Original right-of-way grant issued to Buhl Cable TV Company

-3/5/86: Grant renewed

-5/19/95: Grant renewed

-11/23/98: ROW assigned to Summit Cablevision L.P.

-6/5/01: Communications Use Lease issued to Summit Cablevision L.P.

-3/4/2011: Lease expires

**IDI-20680: Bureau of Land Management, Shoshone Field Office**

Type of Authorization: Right-of-way grant

Authorized Use: Fire Lookout Tower and Cinder Block Communications Building

Rental: Exempt

Site Size: Grant is silent

Access: Grant is silent

-3/20/84: Original grant issued

No expiration date (perpetual grant)

**IDI-20307: Lincoln County Sheriff**

Type of Authorization: Right-of-way grant

Authorized Use: Collocation of radio equipment in BLM's communications building

Rental: Exempt

Site Size: n/a

Access: Grant is silent

-5/6/94: Grant renewed

-5/5/04: Grant expires

**IDI-33221: Edge Wireless (Formerly NewCom Wireless)**

Type of Authorization: Communications Use Lease

Authorized Use: Cellular/PCS



Rental: Annually adjusted rent schedule  
 Site Size: 50' X 50'  
 Tower: Self-supporting, 60'  
 Access: Co-use of access road 3168' X 50'  
 -8/31/00: Communications Use Lease issued  
 -12/31/10: Lease expires

**IDI-33703: NTCH - Idaho, Inc.**

Type of Authorization: Communications Use Lease  
 Authorized Use: Cellular/PCS  
 Rental: Annually adjusted rent schedule  
 Site Size: 50' X 50'  
 Tower: Self-supporting, 90'  
 Access: Co-use of access road 3168' X 50'  
 -5/14/01: Communications Use Lease issued  
 -5/13/2011: Lease expires

## **II. EXISTING SITUATION:**

Space limitations, terrain, and other factors limit **Notch Butte's** suitability for high-power broadcast stations. The site is primarily suitable for low-power facilities such as two-way radio, cellular phone, and paging services. Boundaries of the communication site are not currently defined or surveyed nor have specific communication site lots been established.

Limited space is available in existing buildings to accommodate additional carriers or other users. The Idaho Bureau of Communications' facility on south peak, being a governmental facility, will consider additional collocation of low-power governmental users only. Additional cellular, PCS, or ESMR users may be accommodated in existing facilities if space is available and if authorizing documents (leases/grants) allow collocation. Any substantial expansion activities will require site-specific NEPA analysis. The Field Office's Monument RMP states that all new users are required to provide space for subsequent users in their facilities.

Access to **Notch Butte** is provided by a BLM gravel/dirt road approximately one-mile in length. Commercial power and telephone utilities are available on site.

## **III. OBJECTIVES:**

**Note: Upon renewal of expiring authorizations, communication site holders/lessees will not be required to upgrade or retrofit existing installations to meet current building code requirements or new standard site plan requirements unless a safety issue or interference issue is identified.**

Objectives of this site plan are as follows:

- A. To document site management policy, procedures, and standards which are not specified in BLM's standard Communications Use Lease.
- B. To manage **Notch Butte** as a *low-power* communication site (less than 1000 watts ERP).
- C. To establish communication guidelines for operations within the communication site.
- D. To determine present and future road maintenance responsibilities as site use increases and new leases are approved.
- E. To protect the interests of authorized site users by preserving a safe and electronically "clean" environment.
- F. To encourage efficient development and joint use of space and facilities whenever possible within the boundaries of the communication site.
- G. To encourage the formation of a **Notch Butte** Users Association to address access/road maintenance issues, review new facility proposals, review site maintenance/frequency compatibility issues, and maintain and revise the **Notch Butte** Communication Site Plan, as needed.
- H. To maintain the visual integrity of the communication site by considering design standards that utilize earth tone colors and non-reflective surface materials consistent with approved Land Use Plan guidelines, if any.

#### IV. STANDARDS:

Development and management of the **Notch Butte** Communication Site shall be subject to the following requirements which are in addition to the terms, conditions, and stipulations contained in approved Communications Use Leases. In the event of conflict between the terms of this plan and terms of an approved Communications Use Lease, the **LEASE LANGUAGE GOVERNS**.

##### A. Designated Site Area

The BLM Authorized Officer will designate the size of each communication site leased by the BLM. Leases will be limited in size to the minimum acreage needed to accommodate a facility.

##### B. Utility Development

Whenever physically possible, additional utility and communication lines or cables shall be buried from the terminus of the nearest existing supply source to proposed or existing facilities within the communication site boundaries. The presence of bedrock or extremely rocky soils may in some cases prevent the installation of buried utility lines or make such installation extremely difficult. In these instances, the BLM Authorized Officer will determine if an above-ground line is permissible.

### **C. Holder/Lessee Review**

Existing lessees will be given the opportunity to review and comment on new communication lease applications proposed to be located within the boundaries of the **Notch Butte** Communication site. New lease applications, and technical data information, filed with the Bureau of Land Management will be copied and forwarded to each authorized lease holder and processed as described in Section IV.F. Lease holders proposing to accommodate additional tenants or customers in their facilities will be responsible for notifying all other lease holders on **Notch Butte** and sharing appropriate information regarding the proposed additions or changes. It is strongly suggested that lessees involve any tenants and customers in the review process. Generally, the advanced notification/review period shall be a minimum of 15 days, but this time frame may be adjusted depending on circumstances.

### **D. Buildings and Antennae Support Structures**

#### **General Requirements**

All new structures must meet the design and construction requirements of current applicable building codes. Where a conflict exists between Federal, State, or local sources, the most stringent requirements will dictate.

New proposals shall be designed as much as possible to take advantage of vegetative and topographic screening. Proposals must provide sufficient data so that the visual compatibility of the proposal, landform, vegetation changes, and lighting can be evaluated. Consideration of a vegetation gap or fire break around the proposed facility, to reduce fire hazards, shall be included in the design of new proposals or significant additions to existing facilities.

All new approved facilities shall be capable of accommodating multiple tenants/customers unless the requirement is waived by the BLM Authorized Officer. For security and other reasons, Federal or other governmental facilities may be exempt from the requirement to provide space to commercial communication site users.

Whenever feasible, as determined by the BLM Authorized Officer, proposed new site users will be required to locate in or on existing facilities unless the requirement is

waived by the BLM Authorized Officer. Reasons for consideration of a waiver include, but are not limited to the following:

–Verified instances of unfair business practices involving the current communication site lessee(s);

–Technical incompatibility problems which cannot be reasonably resolved in an existing facility.

The BLM reserves the right to issue new compatible Communications Use Leases at any time providing adequate site space is available.

No new communication site facilities will be authorized until the application process described in IV.F. has been followed which includes a determination of site availability, the physical, environmental, and technical capability of a proposal, and the future management of the communication site.

### **Buildings**

1. Building designs should include provisions for multiple separate equipment rooms to accommodate additional tenants or customers.

2. Exterior surfaces should be manufactured or painted with flat, non-glossy (matte-finish) paint or stain to blend with the natural colors of the landscape. The color used shall simulate the “Standard Environmental Colors” designated by the Rocky Mountain Five-State Interagency Committee. Proposed paint or finish colors must be approved by the BLM Authorized Officer.

3. All new building designs shall be generally uniform in shape and roof style and approved in advance by the BLM Authorized Officer.

### **Antenna Support Structures**

1. All antenna support structures shall be constructed and maintained in a neat and safe condition in accordance with good engineering practices and tower manufacturer specifications.

2. Future towers proposed for **Notch Butte** shall be monopoles or self-supporting to optimize the use of the communication site.

3. Towers/Antenna support structures shall conform to FAA and State of Idaho Department of Aeronautics’ lighting requirements. As of the date of this plan, the FAA generally requires towers higher than 200' be lighted according to FAA Advisory Circular

70/7460-1K Change #1. The State of Idaho Department of Aeronautics generally requires lighting on towers higher than 150'. These are general requirements only. Tower lighting may be required on shorter towers if the towers are determined to be a hazard to air flight (e.g. located near an airport).

4. All metallic structural materials shall be galvanized, plated, coated, or painted unless otherwise approved by the BLM Authorized Officer. Dissimilar metals shall not be placed in contact with each other in such a manner that could create a galvanic junction.

5. Physical deterioration of a structure, which may weaken the structure or cause electromagnetic interference, shall be corrected within a time frame specified by the BLM Authorized Officer.

6. Security fencing, anti-climbing devices (e.g. removable steps), or other appropriate measures shall be implemented to discourage unauthorized climbing of towers.

#### **E. Fences**

1. Security fencing should be considered at each communication site facility to reduce potential vandalism problems and to provide for public safety.

2. Metallic fencing shall be grounded to prevent electrical interference. Fencing material shall be neutral medium gray or color blended to blend with the surrounding environment.

#### **F. New Site Proposals and Existing Site Amendments**

When a new customer or tenant use cannot be accommodated by existing lessees within existing facilities, the following application process will be followed:

##### **1. Application Submissions:**

Forms (SF-299) are available from any BLM office and on the web at [www.blm.gov/nhp/what/lands/realty/forms/299/index.html](http://www.blm.gov/nhp/what/lands/realty/forms/299/index.html).

*Note: An application is not considered complete and cannot be processed until all information deemed necessary by the BLM Authorized Officer is provided in an acceptable form. Submission of an application **does not** guarantee approval of a Communications Use Lease or issuance of a Right-of-way Grant.*

a. Pre-application Activity: Applicants interested in occupying the **Notch Butte** Communication Site are encouraged to discuss proposals prior to filing an application with the Bureau of Land Management, **Shoshone Field Office**, or with

BLM's designated **Lead Realty Specialist for Communication Sites**. Guidance and information will be shared at the pre-application meeting and the application process will be explained.

b. Need or Justification for a Project: New applicants will be required to demonstrate a valid need to occupy **Notch Butte** and the reasons existing facilities will not reasonably accommodate that need.

c. When An Application (SF-299) Is Required: The filing of a new or amended application is required for the following:

- New facilities (buildings, antennas, etc.).
- Significant building modifications (size, shape, additions).
- Significant tower modifications.
- Changes in Type of Use (e.g. PCS site to Microwave site).
- Changes in the ownership of existing facilities (assignments).
- Renewals of expiring authorizations.

Applications must be accompanied by the following items:

- Completed application form SF-299.
- Copy of an FCC license, construction permit, frequency assignment, station license, or NTIA/IRAC authorization. If a license has not been issued, then a copy of the applicant's application is required.
- Copy of FAA form 7460-1 or FAA approval letter.
- Complete BLM Technical Data Report listing the applicant's authorized frequencies (if applicable).
- Complete Site/Plot Plan showing:
  - Ties to existing site monuments (if available).
  - Size (acreage & dimensions) of proposed communication site.
  - Location, size, and design of proposed facilities (buildings, tower, etc.) to be located within the proposed communication site.
  - Land ownership of lands to be impacted (including ownership of land crossed by any needed access road or utility lines).
  - Legal description (Township, Range, Meridian, Section, Alocut Part to 40 acres) of the proposed communication site, access road, utility lines or other appurtenances.
  - Estimated time frame for commencement and completion of construction.

Applications should be filed with the following office unless otherwise directed:

Bureau of Land Management  
 Shoshone Field Office  
 400 West F Street  
 P.O. Box 2-B  
 Shoshone, Idaho 83352

d. User Notifications: In addition to the items listed in “c” above, Facility Owners/ Facility Managers will be required to notify all communication site users in the vicinity when the following activities are contemplated:

- Additions of frequencies
- Changes in frequencies.
- Changes in transmitter power output (TPO).
- Changes in antenna efficiency or ERP.
- Type or Class of Service changes.
- Changes in location of transmitters.
- Other conditions or situations as required by the BLM Authorized Officer.

## 2. **Application Processing:**

***Note: In order to accelerate the processing of an application, an applicant may be asked to contribute to the environmental documentation or inventory process. This contribution may consist of contracting cultural inventories, contracting biological inventories (e.g. Threatened & Endangered species), or in some cases contracting the preparation of an entire environmental document.***

- Application is filed with the **Shoshone BLM Field Office**.
- Applicant is notified of the required, non-refundable filing fee. The non-refundable filing fee must be paid prior to any formal application processing. The establishment of a filing fee is an appealable action.
- County governments, impacted right-of-way holders, and other affected or interested publics are notified of the filed application.
- Inventory work is completed and an environmental document is written to fulfill the requirements of the National Environmental Policy Act of 1969 (NEPA) and other applicable laws and regulations.
- Unless the applicant’s application is rejected, a Communications Use Lease or Right-of-way grant is prepared and forwarded to the applicant for review, acceptance of the required stipulations, signature, and payment of required rental charges.
- Upon receipt of the above items, an authorizing document is issued by the BLM.

## **G. Tenant Information**

All lessees or right-of-way holders must maintain a list of tenants or customers accommodated within their facilities along with tenant/customer charges and a current price schedule for all provided services. These lists must be made available to the BLM Authorized Officer upon request.

## **H. Facility Identification**

1. The BLM Serial Number shall be visibly posted within all authorized communication sites, preferably on or near the door of approved buildings, if buildings are present.
2. Upon request of the BLM Authorized Officer, the lessee/holder shall furnish an AutoCad drawing detailing the location of lessee's structures, facilities, and appurtenances including any authorized access roads or utility lines. As an option, the lessee shall add the above information to an AutoCad drawing provided by the BLM.

## **I. Signs**

Any signs required by law, authorized agencies, or stipulated by the BLM will be provided and installed by the lessee/holder in accordance with standards and instruction provided by the BLM. Hazard warning devices will be used when and where needed. Approved color coding for onsite hazard warnings are as follows:

Object Markers:	White and black stripe
Construction signs:	Orange background
Warning signs:	Yellow background
Regulatory signs:	White background

No advertising signs or displays shall be posted on site.

## **J. Electrical Components, Power Transmission/Distribution Lines, Electronic Considerations**

### **1. Electrical Components**

- a. Common Grounding System: When feasible, a common grounding system should be developed and shared by all lessees/holders on the communication site. All facilities should be connected to the grounding system following appropriate ANSI/TIA/EIA standards.



- b. All electrical facilities, equipment, and their installation should conform to the current National Electrical Safety Code or local building codes and regulations, whichever are more stringent.
- c. Communication site structures should be designed for maximum lightning protection through bonding and appropriate grounding. All equipment, cabinets, towers, and exposed metal should be connected to a common ground at each individual site. Lightning protection devices should be installed on the top of every appropriate structure.
- d. Standards and specifications for raceways, switching, grounding, wiring methods, and materials should at a minimum be equivalent to those prescribed by the National Fire Protection Association in its most current National Electrical Code.
- e. All permanent AC wiring shall be installed in approved electrical conduit.

## **2. Power Transmission/Distribution Lines**

- a. All new or replacement external power transmission/distribution lines shall be 100% shielded with a UV-resistant covering.
- b. All external connectors shall be made watertight and installed per manufacturer's instructions.
- c. All internal lines shall be double braided or solid shielded and jacketed.
- d. Transmission/distribution lines shall not be left un-terminated. Lines must be terminated in their characteristic impedance.

## **3. Electronic Considerations**

- a. Transmitters

–The primary purpose of **Notch Butte** is to accommodate **low-power** broadcast and wireless communication uses.

–All transmitters shall have protective devices (circulators, cavities, duplexers, low pass filters, etc.) designed into or externally installed to reduce as much as possible direct interference to other users.

–All transmitters shall be FCC type accepted or meet type acceptance criteria.

–The direct radiation of out-of-band emissions (e.g., noise, spurious harmonics) shall be reduced to a minimum level such that the emissions cannot be identified as a source of interference.

–All transmitters not in immediate use and not specifically designated as standby equipment shall be removed.

–When technically feasible, transmitters should be combined to reduce overall antenna mass and height.

b. Receivers

–All receivers shall have sufficient “front end” pre-selection or installed cavities as needed to prevent receiver-produced intermodulation or adjacent channel interference.

c. Antennas

–All antennas not in immediate use shall be terminated in their characteristic impedance ( $Z_0$ ) to prevent re-radiation of intercepted signals or noise.

–All broken or defective antennas shall be immediately repaired or promptly removed from the site.

d. Microwave Dishes

–Microwave dishes shall be compatible with other uses at the site.

e. Noise Levels

–New lessees, holders, customers, or tenants will not subject the current authorized users of the communication site to a noise level greater than 10db below the currently measured “noise floor” on all frequencies reasonably removed from the holder’s own frequency, thereby not causing any measurable degradation to existing receiver performance. This requirement will be accomplished by the use of bandpass type filters and any notch type filter that may be necessary.

#### 4. Interference

a. New lessees, holders, customers and tenants may be required to furnish an

intermodulation study by an independent, qualified engineer not associated with the applicant, or other pertinent data pertaining to the effects of the proposed facilities on existing site users. It will be the lessee's responsibility to ensure that lessee's tenants and customers comply with these standards.

- b. If allowed by the lessee's/holder's authorizing document, new tenants/customers may be added to site facilities without advanced BLM approval. Lessees/holders are still required to notify and coordinate with other authorized site users to resolve any potential interference problems before new uses are allowed. The preferred notification process would be for lessees/holders to send a copy of a completed BLM Technical Data Sheet to all affected parties at least 15 days prior to the installation of proposed new equipment or frequencies.
- c. All site users shall cooperate in locating and eliminating interference.
- d. If interference problems arise, the following procedure will be implemented:
  - A tenant/customer who is experiencing interference will work with and through their facility owner/manager to ascertain if the interference is coming from other users in the same facility or from an adjoining facility.
  - If the interference is determined to be from within the same facility, it is the joint responsibility of the lessee/holder and tenant/customer to resolve the problem.
  - If the interference is determined to be from another source or facility, the lessee/holder of the affected facility will contact the lessee/holder of the suspected source of the interference. Lessees/holders will work together with their customers and tenants to resolve the problem.
  - Should the lessee/holder of the interfering facility not be able to resolve the problem or is unwilling to resolve the problem, the lessee/holder who is experiencing interference will notify the BLM Authorized Officer and the FCC of the impasse. The BLM and FCC will take appropriate action within the limits of their jurisdiction. Generally, the existing lessee/holder experiencing interference will retain preference over a new user or amended use causing interference that cannot be corrected. New users or existing users making changes will be responsible for all costs associated with resolving an interference problem caused by their facilities.
- e. Signal propagation corridors will be protected. No structure will be allowed to interfere with an existing microwave path or other directional radiation pattern.

## **K. Roads, Access, Common Parking Areas**

1. Maintenance of the graveled access road to **Notch Butte** is performed on an as needed basis by the BLM Shoshone Field Office. Communication site lessees/holders with a valid authorization as of the date of this plan will be asked to contribute to help cover road maintenance costs, again on an as needed basis. New lessees/holders will be required to participate in the **Notch Butte Road Maintenance Agreement**, if an agreement has been written and approved by the BLM. If no formal road agreement has been written, new users will be required, as a condition of their authorization, to contribute to the joint-maintenance (including weed control) of the **Notch Butte** communication site access road as determined by the Users Association (if formed) and/or the BLM Authorized Officer.

BLM's maintenance of the access road will not include snow removal.

2. Common parking areas (if present) shall be maintained in conjunction with periodic access road maintenance. Roads and parking areas will be constructed and maintained to minimize the risk of soil erosion.

## **L. Housekeeping Items**

1. Communication sites shall be kept free of stray or excess materials, debris, etc. which may increase the "noise floor" of authorized users on site and potentially create intermodulation problems.
2. Each lessee/holder is responsible for weed control within the boundaries of the lessee's/holder's approved communication site.
3. Lessees/holders are responsible for painting and maintaining buildings and other appropriate structures in good condition. Paint colors shall be approved as determined by the BLM Authorized Officer. The repainting of buildings and facilities with previously approved colors do not need BLM re-approval.
4. Lessees/holders are required to comply with BLM requirements regarding the use of pesticides and herbicides. No chemicals shall be stored on site. Lessees/holders are responsible for the disposal of old building materials containing asbestos and old electronic components containing PCBs, if applicable.

## **M. Site Inspections**

The Bureau of Land Management reserves the right to conduct site inspections of

communication site facilities whenever deemed necessary. The site inspections will consist of three types:

1. Physical inspections of towers and facilities (exterior), and individual communication site lots to ensure sites are properly maintained (see Housekeeping Items section N). Lessees/holders will be contacted and asked to correct any problems within a reasonable period of time, generally 30-60 days.
2. Inspections of Communication equipment (interior) to ensure information submitted annually on Inventory Worksheets is complete and accurate for rental calculation purposes. Any discrepancies between reported information and the on-site inspection will be documented and corrected as appropriate. Lessees/holders will be notified and invited to participate in these inspections.
3. Joint site inspections of BLM and specialists from the Federal Communications Commission (FCC) will be conducted periodically to inspect equipment and frequencies. Lessees/holders will be notified and invited to participate in these inspections.

## V. COMMUNICATION SITE USERS ASSOCIATION (FUTURE)

In order to facilitate the optimal use and development of the **Notch Butte** Communication Site, a Users Association may be formed at the discretion of the authorized users. The primary function of the Association will be to provide advice to the BLM. The Association will have no enforcement jurisdiction over users of **Notch Butte**, since the role of the Association will be entirely advisory.

Lessees/holders will be encouraged to join and be active participants of the Association. The Association will be made up of one (1) individual representing each authorized lease or right-of-way holder and one (1) tenant or customer selected by the other tenants or customers with facilities on site, or if necessary, by BLM. Associations will be encouraged to meet a minimum of once each year. Business conducted by conference calls, e-mail, or regular mail may be considered a “meeting” as long as such correspondence is properly documented. Constitutions, Bylaws, or other documents prepared by the Association must be approved by the BLM’ Authorized Officer prior to implementation.

If users do not elect to form an Association, BLM will continue to manage all aspects of the communication site within BLM’s jurisdiction.

### A. Suggested Functions of the Association

1. To draft and administer a road maintenance agreement for vehicular access to **Notch**

**Butte.**

2. To assist the BLM with evaluations of proposed communication site additions or changes including new leases, amended leases, or significant changes in facilities.
3. To assist the BLM/FCC with frequency interference problems or other conflicting problems involving users located on **Notch Butte**.
4. To perform periodic site inspections of the communication site and facilities, in coordination with BLM, to determine general site condition (including weed problems) and to identify any potential site interference or management problems.

**B. Association Longevity/Terms of Officers**

Officers will serve two-year terms unless otherwise agreed to by the members of the Association. At a minimum, serving officers should consist of a chairperson and a secretary/treasurer.

Associations will be considered active as long as one (1) business meeting is held at least every two years. If no meeting has been documented in any 2-year period, the BLM Authorized Officer must re-certify the association before any further business can be conducted.

**VI. Communication Site Plan Review/Revisions**

The **Notch Butte** Communication Site Plan will be reviewed every five years to determine if a revision of the plan is needed. Active lessees/holders will be invited to participate in any revision process.

Approved by: Bureau of Land Management, Shoshone Field Office

/s/Bill Baker

Date: 09/23/2002